

The Courtyard, Edinburgh Road, Reading Berkshire RG30 2UA

Planning Statement

Site...Kingfisher Mini Coaches

357, Basingstoke Road Reading RG2 0JA

Project Ref. 8855-19

Date – 26-05-19



1.0.0 Purpose of Application

The purpose of this application is to modernise the existing facilities as currently there is only one small workshop in the middle in the centre of the site which is only capable of housing one mini coach. The rest of the maintenance has to be carried out in the rear yard which is less than desirable. The access is tight getting pass the existing workshop close to number 355 Basingstoke Road.

Currently the coaches park at the rear of the site as shown on the google map image below. What we are trying to achieve is a more efficient organised presence.

The application is not looking to intensify the use but to just provide better facilities on this site to a modern standard which is a reasonable request.



1.0.1 History

A transport business has operated from this site for the last 20 years, there is no planning history on the Reading Borough Council Website & there can be no doubt this is lawful ie been in existence for more than 10 years.

1.1.0 The site & its surroundings

The house no 357 is let as a residential use apart from the rear addition which is used as an office to serve the business & wc. The centre brick building is used to maintain & service the coaches & other vehicles occasionally. When the workshop is in use other maintenance is carried out in the open within the rear yard.

The site is surrounded by residential properties along the Basingstoke Road with access to the rear between 357 & a secondary access to Whitley Park & Nursery School.

On the opposite side of the road there are predominately commercial uses.

The site is close to local facilities & a good bus route.

The B3031 Basingstoke Road is also close to the M4 junction.

1.2.0 The Proposal

The proposal is to demolish the existing workshop & store to the rear including the removal of the metal container & to construct a purpose built workshop as shown on dwg no PL-06 to allow the servicing & MOT of the vehicles & others as before.

A reception area & wc are proposed on the ground floor with an office facility on the first floor. This will remove the need to house the offices & wc within the house.

A small garden area is proposed to the rear of 357 to provide some defensible space.

1.3.0 The Design

The proposal is a steel framed mono pitched structure with an eaves height at the front of 5m & verge to the rear of 6.5m. The building is proposed to be clad in profiled metal (colour to be agreed with a brick or block facing at low level. The rear yard will be hard surfaced incorporating surface water drainage & interceptor. Currently the rear area is surfaced with Tarmac & impervious scalping.

1.4.0 The layout

The layout is as shown on the application drawings. The workshop is proposed at the rear of the site furthest away from the houses on Basingstoke Road & backing onto the access road of the school. This will provide a substantial improvement on the current situation.

1.5.0 The scale

The scale has been kept to a minimum bearing in mind the nature of the business & size of the vehicles involved

1.6.0 Landscaping

Boundary landscaping is proposed to no 355, the suggestion is a fast growing conifer limited to around 3m in height.

1.7.0 Appearance

The appearance is industrial but with clean lines & modern construction. The colour of the cladding is subject to agreement with RBC, brick or block is proposed on the lower parts of the building.

We do not believe there is any requirement for high grade materials within this development but just fit for purpose.

1.8.0 Refuse Storage

Domestic refuse storage is proposed on the front of the site was trade effluent storage within the site as shown on the site plan.

1.9.0 Parking & Cycling

Car parking is shown on the frontage as exists today with commercial parking to the rear.

As confirmed that is no requirement for intensification, only modernisation.

1.9.1 Amenity

A small amenity space has been allocated for the dwelling.

3.0.0 Noise

There is obviously an element of noise associated with the use, particularly as it is in operation 24hrs a day. I do not believe there has been any complaints with the use as it has been in existence for many years now.

It is up to the owner to be neighbourly, restricted use will not be acceptable to the owner.

4.0.0 Pollution

The facilities will be upgraded when the development takes place.

6.0.0 CIL

CIL Form Enclosed

7.0.0 Conclusions

The owner & operator of this site is eager to improve the facilities for both his workforce & neighbours alike. Although this is a use which would not normally be encouraged close to residential properties, it has the benefit of being established over many years & backs on to the access road of the school.

It is also located close to other industrial/Office & retail uses which use the Basingstoke Road with good access to the M4.

It is hoped that the Council will encourage the owner to improve the site by approving the application which will effectively tidy up the site & improve the immediate area for all concerned.